

AP MORGAN



Brookvale Road, Solihull
Offers Over £400,000

Features:

- Fully Refurbished Three-Bedroom Semi Detached Home
- Fully Fitted Kitchen with Ample Storage Space
- Separate Dining Room Ideal for Entertaining
- Good Sized Bedrooms Throughout
- Two Bathrooms Including Ground Floor Wet Room
- Easy Maintenance Rear Garden
- Garage Currently Used for Storage
- Excellent Local School Catchment & Transport Links

Description:

A fresh start on Brookvale Road.

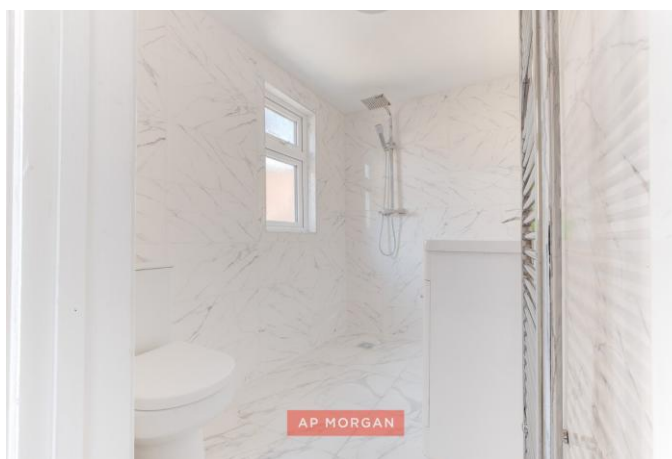
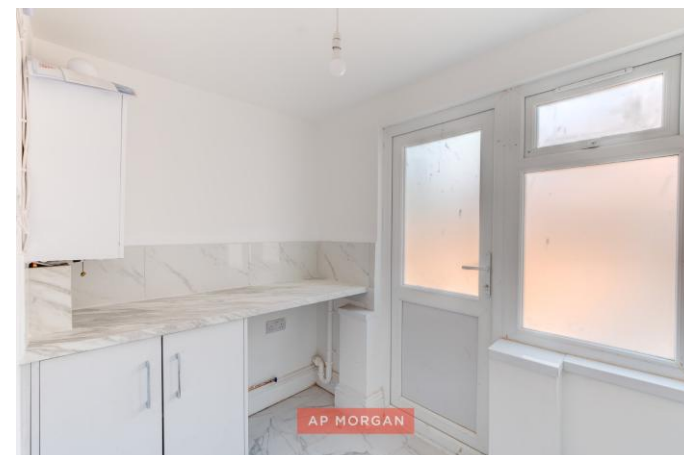
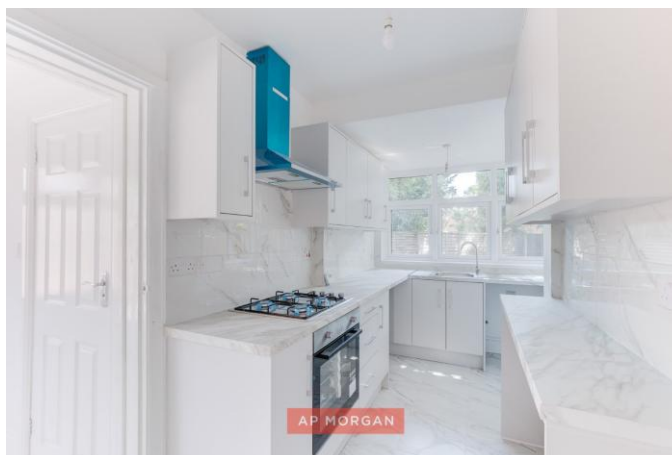
This fully refurbished three-bedroom semi in Solihull has been finished to a high standard from top to bottom, offering easy-maintenance living without compromising on space or style. With a separate dining room, a bay-fronted living room, and a garage for extra storage, there's plenty here for a growing family to enjoy. And with the High Street, train stations, and a strong school catchment all close by, it's a location that does a lot of the hard work for you.

Our agents say...

There's a lot to love here. The kitchen is fully fitted with ample storage space, and the separate dining room gives you a proper spot for family meals or entertaining, away from the everyday hustle of the living room. Speaking of which, the bay-fronted living room is a lovely spot to unwind of an evening.

Upstairs, the bedrooms are a good size throughout, and with two bathrooms in the house, including a handy wet room downstairs, busy mornings become a lot less stressful. The garage currently does duty as storage, but it's ideal for parking, storage, or that work-from-home space if you need it.

With Tudor Grange Primary and Langley Secondary both within catchment, and the High Street and local train stations just a short walk away, this is a home in a location families come back for. Get in touch with AP Morgan today to arrange your viewing.



Details:

Porch

Hall

Living Room 12'9" x 11'2" (3.89m x 3.4m) Both Max

Dining Room 13'5" x 11'2" (4.1m x 3.4m)

Kitchen 13'1" x 6'7" (4m x 2m) Both Max

Utility Room 8' x 5'3" (2.44m x 1.6m)

Wet Room 7'11" x 5'3" (2.41m x 1.6m)

Landing

Bedroom 1 13'1" x 10'9" (4m x 3.28m)

Bedroom 2 11'7" x 9'9" (3.53m x 2.97m)

Bedroom 3 7'5" x 6'1" (2.26m x 1.85m)

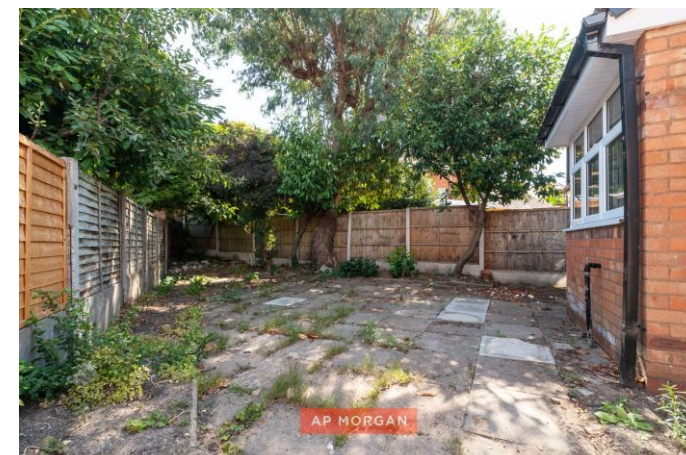
Bathroom 8' x 7'3" (2.44m x 2.2m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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